

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 4

Property ID: R37669

Property Information

property address: 1109 BAKER  
legal description: PHILLIPS, BLOCK 14, LOT 3.1, CALLED LOT 5 BY REPLAT  
owner name/address: SECURCARE PROPERTIES X NO 2 LTD  
% SECURCARE SELF STORAGE INC  
9226 TEDDY LN STE 100  
LONE TREE, CO 80124-6726  
full business name: SECURCARE SELF STORAGE  
land use category: Comm. Ret. type of business: SELF STORAGE LOT  
current zoning: C3 occupancy status: OCCUPIED  
lot area (square feet): 38376 frontage along Texas Avenue (feet): 192  
lot depth (feet): 204 sq. footage of building: 15450  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 4 building height (feet): 17 # of stories: 1  
type of buildings (specify): METAL  
building/site condition: 5  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: 1984 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☐ no

### Other Comments:

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